

ORDINANCE NO. 17891-11-2007

AN ORDINANCE VACATING AND EXTINGUISHING A PORTION OF WEST LEUDA AVENUE, LOCATED BETWEEN TRAVIS AVENUE AND LIPSCOMB STREET, ADJACENT TO LOT 6, BLOCK 10, COLLEGE HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS; CONTAINING APPROXIMATELY 1,864 SQUARE FEET OF LAND; PROVIDING FOR THE REVERSION OF FEE IN SAID LAND; THE RETAINMENT OF EXISTING UTILITY EASEMENTS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH,
TEXAS:**

SECTION 1.

That a portion of West Lueda Avenue located between Travis Avenue and Lipscomb Street, and adjacent to lot 6, Block 10, College Hill Addition, an addition to the City of Fort Worth, as recorded in Volume 364, Page 1, and Volume 5747, Pages 491, 494, 497 and 500 of the deed records of Tarrant County, Texas, containing 1,864 square feet of land, and as more specifically described in Exhibits "A" and "B" attached hereto and incorporated herein by reference, be and the same is vacated and extinguished.

SECTION 2.

That the fee to the land in the above-described street right-of-way is released and shall revert to the adjacent owner as provided by law.

SECTION 3.

That all existing utility easements shall be retained by the City until such time all utilities located in that easement are relocated at the owner's expense.

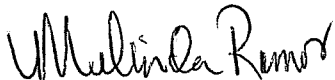
SECTION 4.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5.

That this ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in dark ink, appearing to read "Melinda Remond", is written over a horizontal line.

Assistant City Attorney

Adopted: November 27, 2007

Effective: November 27, 2007

No. 42397V

Field Notes

Description for a portion of West Leuda Avenue, as shown on the plat of COLLEGE HILL ADDITION, to the City of Fort Worth, Tarrant County, Texas, and being described by metes and bounds as follows:

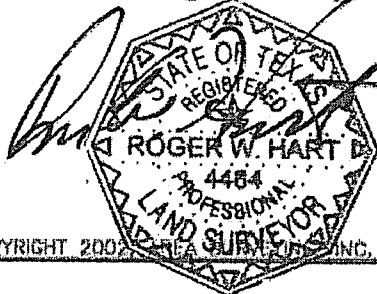
BEGINNING at a 5/8" iron pin found at the intersection of the existing south line of West Leuda Avenue with the west line of Travis Avenue, for the northeast corner of Lot 6, Block 10, of said College Hill Addition;

THENCE North 89 degrees 44 minutes 50 seconds West a distance of 140.04 feet along the north line of Lot 6 to a 1/2" iron pin set with cap marked, "AREA SURVEYING" in the existing east line of Lipscomb Street, and for the northeast corner of a tract of land described in a deed to The City of Fort Worth, recorded in Volume 365, Page 95, Deed Records of Tarrant County, Texas;

THENCE NORTH a distance of 13.14 feet;

THENCE South 89 degrees 52 minutes 58 seconds East a distance of 140.10 feet;

THENCE South 00 degree 17 minutes 40 seconds West a distance of 13.47 feet to the POINT OF BEGINNING, said described tract containing 1,864 square feet of land.



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AREA SURVEYING, INC.
Registered Professional Land Surveyors
135 Sheffield Drive Phone (817) 293-5664
Fort Worth, TX 76134 Fax (817) 293-5685



Vicinity Map



Scale: 1"=50'
0 25 50 100 150

Owner/Developer
The WARM Place
1510 Cooper Street
Fort Worth, TX 76104
Voice: 817.870.2272

Surveyor
Roger W. Hart, R.P.L.S.
Area Surveying, Inc.
135 Sheffield Drive
Fort Worth, TX 76134
Voice: 817.293.5684
Fax: 817.293.5685
E-mail: rhart@burch.net

CITY OF FORT WORTH CITY PLAN COMMISSION

NOTE: This Plat is valid only if recorded within six (6) months after date of approval.

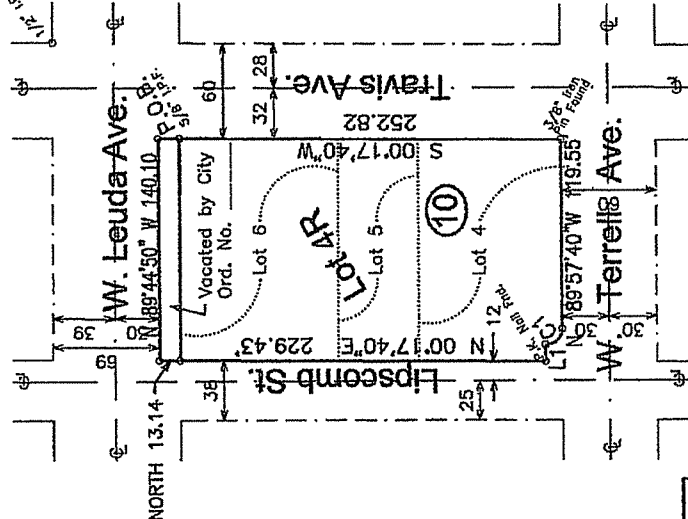
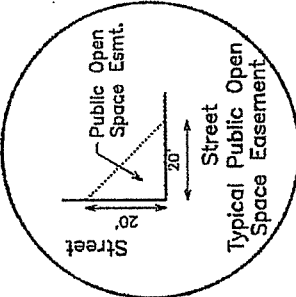
Plat Approval Date: _____

By: _____
Chairman

By: _____
Secretary

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 1	91°10'09"	10.00'	15.91'	10.21'
			CHORD	CHORD BEARING
			14.29'	N 44°19'14"W

LINE TABLE	
LINE	DISTANCE
L 1	10.46'



Surveyor's Certificate

I, Roger W. Hart, a Registered Professional Land Surveyor of the State of Texas, have prepared this plat from an actual survey, made on the ground under my personal supervision.

Roger W. Hart, R.P.L.S. 4464

Date

- Notes:**
1. Building set back lines shall be in accordance with the Zoning Ordinance.
 2. No Building Permits shall be issued for any lot in this plat until provision is made for the construction of water, sewer, storm drain, street lights and paving improvements and approval is obtained from the City of Fort Worth.
 3. The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount to be assessed is established as of the date of the filing of this plat based upon the then existing schedule I to the current impact fee ordinance. The amount to be collected is established on the date that the building permit is issued or the date of connection to the water and/or wastewater system and is based upon the then existing schedule II to the current impact fee ordinance.
 4. **UTILITY EASEMENTS:** Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
 5. Bearings based on records bearings. Bearing sources: south line of lot, per deed recorded in Volume 5747, Pages 491, 494, 497, & 500.
 6. Except as noted, all corners are marked by 1/2" iron pins with caps marked, "AREA SURVEYING".
 7. The Centerlines shown are the centerlines of the existing pavement.
 8. This plat contains 0.810 of an acre of land.
 9. **PUBLIC OPEN SPACE RESTRICTION:** No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., with the exception of one single pole sign with said pole not to exceed 12 inches in diameter and with every portion of said sign showing a minimum height clearance between 8 and 10 feet. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property replatted.

Final Plat Lot 4R, Block 10, College Hill Addition,

Being a revision of Lots 4, 5, & 6, Block 10, according to the plat recorded in Volume W, Page 167, Deed Records, Tarrant County, Texas; Save And Except those portions conveyed to the City of Fort Worth by deeds recorded in Vol. 364, Pg. 1, and Vol. 5747, Pgs. 491, 494, 497 & 500, Deed Records, Tarrant County, Texas; Together With a portion of W. Leuda Ave. as vacated by City Ordinance.

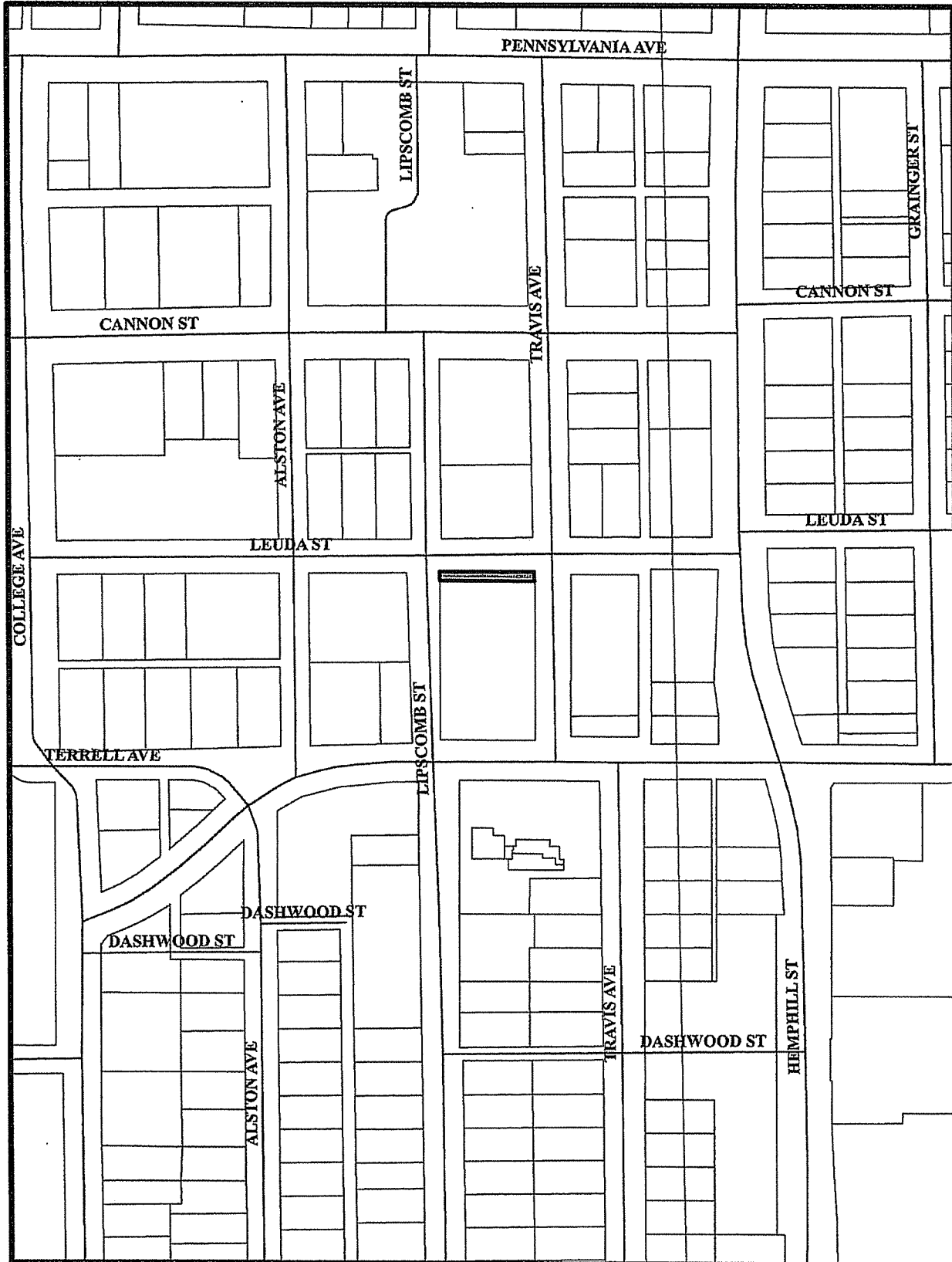
Prepared February, 2002

AREA SURVEYING, INC.
Registered Professional Land Surveyors
135 Sheffield Drive
Fort Worth, TX 76134
Phone (817) 293-5684
Fax (817) 293-5685

This plat is filed in Cabinet _____, State _____, Date _____



VA-02-012 Vicinity Map



200 100 0 200 Feet



City of Fort Worth, Texas
Mayor and Council Communication

COUNCIL ACTION: Approved on 11/27/2007 - Ordinance No. # 17891-11-2007

DATE: Tuesday, November 27, 2007

LOG NAME: 06VA-02-012

REFERENCE NO.: PZ-2762

SUBJECT:

Adopt an Ordinance Vacating a Portion of the Excess Right-of-Way Along West Lueda Street Between Travis Avenue and Lipscomb Street in the City of Fort Worth Totaling 1,864 Square Feet and Waive Purchase Fee

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt an ordinance vacating a portion of the excess right of way along West Lueda Street between Travis Avenue and Lipscomb Street, consisting of 1,864 square feet of land adjacent to the northern property line of Lot 6, Block 10 College Hill Addition as recorded in Volume 364, Page 1, and Volume 5747, Pages 491, 494, 497 and 500, Deed Records of Tarrant County, Texas; and
2. Waive any and all purchase fee value of the vacated land in accordance with City policy (M&C G-15624).

DISCUSSION:

Area Surveying, on behalf of The Warm Place, has requested the vacation of the above referenced right-of-way and to replat and incorporate it within the adjoining property. The City Plan Commission recommended approval of this request at its meeting on February 27, 2002. An acceptable replat (FS-02-175) has been received. Any existing utilities will be relocated at the applicant's expense, or retained within a designated easement, along with an appropriate plat note that no permanent structures may be constructed or placed thereon.

The City of Fort Worth originally obtained the right-of-way through the platting process. The City does not own land under or adjacent to the above referenced right-of-way. Since no City funds have been expended to purchase property or easement rights, collection of the fee value or any portion thereof is recommended by staff to be waived.

This request is located in COUNCIL DISTRICT 8.

FISCAL INFORMATION/CERTIFICATION:

The Finance Director certifies that this action will have no material effect on City funds.

TO Fund/Account/Centers

FROM Fund/Account/Centers

Submitted for City Manager's Office by:

Dale Fisseler (6140)

Originating Department Head:

Fernando Costa (8042)

Additional Information Contact:

Alex Parks (2638)

